

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Missoula

State: MT

PJ's Total HOME Allocation Received: \$3,650,983

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 3			
% of Funds Committed	93.69 %	93.78 %	2	90.66 %	76	78	
% of Funds Disbursed	91.88 %	90.64 %	1	81.06 %	91	93	
Leveraging Ratio for Rental Activities	0.34	6.78	3	4.62	10	8	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.44 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	65.52 %	80.93 %	2	68.23 %	36	35	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	89.78 %	1	79.86 %	100	100	
% of 0-30% AMI Renters to All Renters***	88.89 %	42.70 %	1	44.82 %	94	96	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.27 %	1	94.65 %	100	100	
Overall Ranking:			In State:	2 / 3	Nationally:	78 80	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$75,556	\$12,707		\$25,419	9 Units	9.90 %	
Homebuyer Unit	\$19,322	\$9,483		\$14,530	82 Units	90.10 %	
Homeowner-Rehab Unit	\$0	\$15,698		\$20,251	0 Units	0.00 %	
TBRA Unit	\$0	\$0		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Missoula MT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$100,889	\$150,497	\$0
State:*	\$73,890	\$89,608	\$14,571
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	66.7	89.0	0.0	0.0
Black/African American:	0.0	0.0	0.0	0.0
Asian:	0.0	3.7	0.0	0.0
American Indian/Alaska Native:	33.3	1.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	1.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	1.2	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	3.7	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	66.7	41.5	0.0	0.0
2 Persons:	11.1	22.0	0.0	0.0
3 Persons:	0.0	22.0	0.0	0.0
4 Persons:	0.0	12.2	0.0	0.0
5 Persons:	11.1	2.4	0.0	0.0
6 Persons:	11.1	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	66.7	41.5	0.0	0.0
Elderly:	0.0	0.0	0.0	0.0
Related/Single Parent:	33.3	23.2	0.0	0.0
Related/Two Parent:	0.0	24.4	0.0	0.0
Other:	0.0	11.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	44.4	
No Assistance:	55.6	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Missoula State: MT Group Rank: 78
(Percentile)
State Rank: 2 / 3 PJs Overall Rank: 80
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	65.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.91	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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